

JS-6

**UNITED STATES DISTRICT COURT
CENTRAL DISTRICT OF CALIFORNIA**

THE UNITED STATES OF AMERICA,

Plaintiff,

v.

DAVID LITAKER,

Defendant.

Case No: 2:25-cv-01156-MWF
(RAOx)

**JUDGMENT AGAINST
DEFAULTED DEFENDANT**

1 On December 22, 2025, the Court **GRANTED** a Motion for Default Judgment
2 (Docket No. 20) in favor of Plaintiff the United States of America.

3 Good cause having been shown and pursuant to Rules 54 and 55 of the Federal
4 Rules of Civil Procedure,

5 **IT IS HEREBY ORDERED, ADJUDGED AND DECREED** that final
6 judgment in this action be entered as follows:

- 7 1. Judgment is entered in favor of Plaintiff the United States of America and
8 against Defendant David Litaker
- 9 2. The Court quiets title in the property located at 1668 Chestnut Hill Drive,
10 Walnut, California 91789, Assessor's Parcel Number 8712-011-013 (the
11 "Property"), in favor of the Secretary of Housing and Urban Development
12 and against Litaker and all others claiming a legal or equitable interest in
13 the Property, as of December 3, 2020. The legal description of the Property
14 is as follows:

15 LOT 26 OF TRACT 27338, IN THE CITY OF WALNUT, COUNTY OF
16 LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED
17 IN BOOK 734, PAGES 33 TO 36, INCLUSIVE OF MAPS, IN THE
18 OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

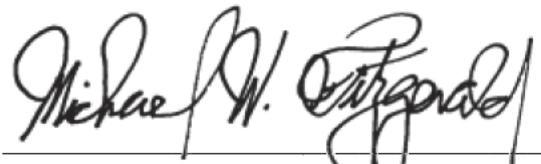
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20 EXCEPTING THEREFROM OR FROM ANY PORTION THEREOF AS
21 THEREIN PROVIDED, ALL OILS, GAS AND OTHER
22 HYDROCARBON SUBSTANCES BELOW 500 FEET FROM THE
23 SURFACE THEREOF, AS RESERVED IN DEED RECORDED
24 FEBRUARY 15, 1962 AS INSTRUMENT NO. 2926, OF OFFICIAL
25 RECORDS.

1 ALSO EXCEPTING ANY OILS, GAS, MINERALS AND OTHER
2 HYDROCARBON SUBSTANCES IN, UNDER AND/OR THAT MAY
3 BE PRODUCED FROM A DEPTH BELOW 500 FEET FROM THE
4 SURFACE OF SAID LAND OR PART THEREOF, NOT PREVIOUSLY
5 RESERVED IN DEED RECORDED FEBRUARY 15, 1962 AS
6 INSTRUMENT NO. 2926, OFFICIAL RECORDS AND IN DEED
7 RECORDED AUGUST 31, 1965 AS INSTRUMENT NO. 1876,
8 OFFICIAL RECORDS.

- 9
- 10 3. The Grant Deed recorded on August 24, 2022, as document number
11 20220844241 in the Official Records of the Recorder's Office of Los
12 Angeles County, California is cancelled and is null and void and without
13 any legal effect.
- 14 4. The Grant Deed recorded on November 4, 2022, as document number
15 20221048463 in the Official Records of the Recorder's Office of Los
16 Angeles County, California is cancelled and is null and void and without
17 any legal effect.
- 18 5. Plaintiff is entitled to its costs incurred herein.

19 IT IS SO ORDERED.

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21 Dated: December 22, 2025



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23 MICHAEL W. FITZGERALD
24 United States District Judge
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